



General

Waiver Application

Louisville Metro Planning & Design Services

Case No: _____

Intake Staff: _____

Date: _____

Fee: _____

STAFF USE ONLY ABOVE THIS LINE

Applications are due on Mondays at 2:00 p.m. to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/government/planning-design>.

Project Information

Much of the property information below can be found on the Land Development Report via the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the  to view the Land Development Report.

Application is hereby made for one or more of the following waivers of the Land Development Code:

☒ Landscape Waiver of Chapter 10, Part 2

☐ Other: Waiver of Section _____

Note: A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: **Waiver of VUA LBA on S 40th Street**

Primary Project Address / Parcel ID: **4000 W Broadway / 043D01150000**

Additional Address(es) / Parcel ID(s): _____

Proposed Use: **Parking lot/basketball** Existing Use: **Vacant/parking lot**

Current Zoning District: **R7** Current Form District: **TNFD**

Deed Book(s) / Page Numbers: **12455x759**

Deeds are available online at: <https://search.jeffersondeeds.com>

Acreage of subject property: **0.17** Number of Adjoining Properties: **5**

Use the LOJIC Online Map tool: <https://www.lojic.org/lojic-online>
Search the site's address and count the number of adjoining properties.
1st-tier properties: properties that adjoin or are across the street from the proposed development site.

Has the property been the subject of a previous development proposal? ☒ Yes ☐ No

Note: This information can be found on the Land Development Report (Related Cases)

If yes, please list the Docket / Case Number(s): **22-CUP-0233, 23-MCUP-0005**

Waiver Justification

To justify approval of any waiver, the Planning Commission considers the four criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or N/A** will **not** be accepted.

1. Will the waiver adversely affect adjacent property owners?

Enhanced screening in form of masonry wall with planter area is being provided to buffer the small parking lot from S 40th Street.

2. Will the waiver violate the Comprehensive Plan?

Adequate screening in the form of masonry wall with planter area is being provided in lieu of a 5' wide planted area.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The applicant is trying to maximize parking/basketball court space to greatest extent possible on this very narrow 40' wide lot.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

On a former application, the masonry wall was not being provided but a narrower planting area was being provided. The applicant has decided to waive the 5' wide LBA and instead provide the masonry wall with planters along the top.

Contact Information

Print and use a second copy of this page if additional contacts are needed.

Owner:

Name: Dr. Eric Johnson
Company: Greater Galilee Church of Lsvl.
Address: 3918 W Broadway
City: Louisville State: KY Zip: 40211
Primary Phone: 502-772-7295
Alternate Phone: _____
Email: dreaj@bellsouth.net

Applicant / Contact:

Name: Ashley Bartley
Company: Qk4
Address: 9920 Corporate Campus Dr, 1200
City: Louisville State: KY Zip: 40223
Primary Phone: 502-719-7926
Alternate Phone: 502-585-2222
Email: abartley@qk4.com

Owner Signature (required):



Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Eric A. Johnson, in my capacity as Executive Director, hereby
representative/authorized agent/other

certify Galilee Community Development Corp is (are) the owner(s) of the property which
name of LLC/corporation/partnership/association/etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:



Date: August 7, 2023

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Checklist

Please submit the completed application along with the following documents



Applications will not be accepted without the following items:

- ☒ **Site Plan:** Provide a site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are **not acceptable**. **Note:** ask Customer Service for a SITE PLAN GUIDE for reference.
 - ✓ Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - ✓ Vicinity map that shows the distance from the property to the nearest intersecting street
 - ✓ North arrow
 - ✓ Street name(s) abutting the site
 - ✓ Property dimensions
 - ✓ Building limit lines
 - ✓ Electric, telephone, drainage easements with dimensions
 - ✓ Existing and proposed structures with dimensions and distance from property lines
 - ✓ **Highlight** (in yellow) the location of the waivers
- ☒ **Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, your Case Manager, and any individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site (ask Customer Service for a "HOW-TO: USER GUIDE" for step-by-step instructions). Applicant is responsible for mailing.
- ☒ **Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.
- ☒ **Fee: \$225** Application Fee (Cash, charge or check made payable to "Louisville Metro Government")